

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR MEETING
August 10, 2023**

APPROVED 9/28/23

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a **Regular** Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

PRESENT: Dan Olivier, Vice-Chairman
William Martin
Ann Costello
Keith Doell (8:10 pm)
Beth Staples, Alt. #1
Kristy Dougherty, Alt. #2

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
By Steven Paul, sq.
Ed Snieckus, PP, Burgis Associates, Board Planner
Brandon Goldfine, P.E., Boswell Engineering
Board Engineer

ABSENT: Jaymee Hodges, Chairman (excused absence)
Mayor Raymond Arroyo (excused absence)
Christopher Montana, Councilmember (excused absence)
Anthony Zorovich (excused absence)
Yash Risbud (excused absence)

4. OPEN TO PUBLIC ON NON-AGENDA ITEMS:

A motion to open to public was made by Mayor Arroyo, seconded by Yash Risbud, and carried. There were no questions or comments

from the public, and the matter was closed to the public on motion by William Martin, seconded by Ann Costello and carried.

5. MINUTES: The Minutes of the **7/27/23 were approved** on motion of Kristy Dougherty, seconded by Ann Costello and carried unanimously.

6. CORRESPONDENCE:

7. VOUCHERS: A motion to **approve vouchers** of Boswell Engineering was made by William Martin and seconded by Ann Costello. On roll call vote, all members voted yes.

8. RESOLUTIONS: None

9. PENDING NEW BUSINESS:

1. PB-2307-96 Sand Road GH Development LLC - 96 Sand Road-Major Subdivision, Site Plan with Bulk Variances (3 lots and road extension) - Carried to the next meeting;

10. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

1. PB-2313-5 Sutton Place - Amended Site Plan for a parking lot expansion - Bruce Rosenberg, Esq. of Winne Banta represented the applicant, Westwood Hills, LLC. Revised plans were submitted and reviewed by the Board Professionals.

Applicant's engineer, Nicki Louloudis, PE, of Bowman Engineering, previously sworn, continued under oath from the last meeting on 7/13/23. The application is for 20 parking space, not 19 as previously stated. She described the revised, colorized plan, entitled, Westwood Hills Overall Parking Plan was marked A-3. They are severely under-parked for the number of units. Questions by Board Members followed. Mr. Martin asked if the spaces included garages. The garages were additional, and there were under 12 garages total in one building. Michael O'Day of Hekemian, was sworn in and clarified, explaining some garages are rented, and some are used for their storage. Mr. Goldfine asked if there were any safety issues with people pulling in and out with the current number of spots. Mr. O'Day did not see any. Mr. Rosenberg stated this section has the lowest number of parking spaces in all of Westwood Hills. Also, if approved during construction, would the current parking be unusable and where would alternative parking be located. Ms. Louloudis stated it is a valid question, and they would discuss it with the applicant, noting there are a number of service roads that could be used. Their engineer continued with

page six, revised July 28th, a study of the existing parking lot lighting, which she conducted. The lighting was a minimum of .5-foot candles and maximum of 1.0, which is sufficient. Mr. Snieckus felt it was a sufficient level. Ms. Louloudis reviewed the sidewalk plan, per Ms. Staple's request, on page 5 of 10. There is a handicapped spot near the Old Hook side. They also have a landscaping plan, and Ms. Louloudis described the plantings, which meet the landscaping requirements. Two existing trees would remain. Mr. Doell commented he questioned the motive for more parking and questioned if they would rent out spaces, as it is becoming a trend. They want to make sure they maintain the complex, and this section has the lowest amount of parking out of the entire site, and they want to accommodate their existing tenants. There is no ulterior motive. These are not brand-new inner-city units that rent out spaces to their tenants. This housing stock does not lend itself to that, and there is no intention to do so. Mr. O'Day stated they want to make sure the complex works out in the best way for their tenants. They are also considering the needs of electric vehicles. Mr. Rosenberg summed up and asked for an approval.

On discussion, Mr. Martin did not see any issues, and made a motion to approve, with a second by Ann Costello. On roll call vote, all members voted yes.

11. DISCUSSION:

1. Adoption of Procedural Rules and Bylaws - Carried to next meeting on 8/24/23;

2. Land Use Plan Amendment - CBD/SPE & CBD FAR - Ed Snieckus, Burgis Associates, Memo dated 7/26/23 - Mr. Snieckus presented the amendment, noting it was on file at the Clerk's office for the public's review, and he recommended adopting this amendment tonight. On discussion, Mr. Martin commented the Zoning Board will appreciate the wording (poetic language). A motion for approval was made by William Martin, seconded by Beth Staples and carried unanimously on roll call vote.

12. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approximately 8:45 p.m.

Respectfully submitted,

**MARY R. VERDUCCI, Paralegal
Planning Board Secretary**